

BOARD MEMBERS

**Robert E. Thomas**  
Chairperson  
Council District 5

**Vivian Teague**  
Vice Chairperson  
Council District 2

**Robert G. Weed**  
Council District 1

**Elois Moore**  
Council District 3

**Jacqueline Grant**  
Council District 4

**Debra T. Walker**  
Council District 6

**Kwame Finn**  
Council District 7



**City of Detroit**  
**Board of Zoning Appeals**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue, Suite 212**  
**Detroit, Michigan 48226**  
**Phone: (313) 224-3595**  
**Fax: (313) 224-4597**  
**Email: boardofzoning@detroitmi.gov**

**JAMES W. RIBBRON**  
Director

REGULAR MEETING OF  
**OCTOBER 29, 2019**  
IN THE ERMA L. HENDERSON AUDITORIUM  
ON THE 13TH FLOOR  
COLEMAN A. YOUNG MUNICIPAL CENTER

**DOCKET**

- I. OPENING:**
  - A. CALL TO ORDER.....9:00 A.M.**
  - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
  - A. APPROVAL OF MINUTES: October 22, 2019**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 68-19 (aka BSEED SLU2019-00042)**

**APPLICANT: ALI NASSAR**

**LOCATION: 11318 Woodward Ave. between Rosedale Ct and Harmon St in a B4 zone (General Business District).City Council District #5**

**LEGAL DESCRIPTION OF PROPERTY: E WOODWARD W 110 FT OF LOTS 3&4 HUNT AND LEGGETTS SUB L10 P40 PLATS, W C R 1/128 130 X 110**

**PROPOSAL: Ali Nassar appeals the decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00042) which DENIED the establishment of a Used Motor Vehicle Sales Lot Facility in an existing 3,380 square foot building in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. Also, there is one (1) legally established Used Auto Sales Lot within 1,000 feet of the proposed Used Auto Sales Lot located at 11615-21 (Universal Auto Repair) 600 feet away, that must be addressed at an additional hearing if the Board choses grant this request for the use and reverse the Building Department’s decision. (Sections 50-3-81 General Approval Criteria).AP**

**\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\***

OCTOBER 29, 2019  
DOCKET CONTINUED

10:00 a.m.

**CASE NO.: 80-19**

**APPLICANT: BEN MONAVELLI (FCA US LLC)**

**LOCATION:** 4000 St. Jean between Freud and Lysette in a B4 (GENERAL BUSINESS DISTRICT) & R4 (THOROUGHFARE RESIDENTIAL DISTRICT)-City Council District #5

**LEGAL DESCRIPTION OF PROPERTY:** Multiple parcels generally bounded by St. Jean, E. Warren & Kercheval (description provided by petitioner)

**PROPOSAL:** Ben Monavelli (FCA US LLC) request to expand their current operations at the 2,261,000 square foot Chrysler Jefferson Assembly Plant Complex located at 11509 Mack by adding a 358,000 square foot Paint Shop Facility in an B4 (GENERAL BUSINESS DISTRICT) & R4 (THOROUGHFARE RESIDENTIAL DISTRICT). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments; per section 50-14-342 (residential Screening), the proposed opaque wall to screen the employee parking lot area along the western property line between Mack and East warren shall not exceed six (6') feet in height. (50-4-131 Permitted Dimensional Variances, General Dimensional Standards, 50-14-342 (residential Screening) and 50-4-121 Approval Criteria.)AP

10:45 a.m.

**CASE NO.: 69-19 (aka BSEED 119-18)**

**APPLICANT: PARKSTONE DEVELOPMENT CO URBAN MEDICAL FARMS**

**LOCATION:** 9700 E. Eight Mile (aka 8600 E. Eight Mile) between Veach and Hoover in a M4 Zone (Intensive Industrial District).-City Council District #3

**LEGAL DESCRIPTION OF PROPERTY: AVAILABLE UPON REQUEST**

**PURPOSAL:** Parkstone Development Co Urban Medical Farms appeals the decision of the Buildings Safety Engineering and Environmental Department's BSEED 119-18 dated June 28, 2019 which DENIED permission to establish a Medical Marihuana Grower Facility (MMGF) and Medical Marihuana Processor Facility (MMPG) in an 11,253 square foot square foot unit of an existing 112,021 square foot building in a M4 Zone (Intensive Industrial District).This case is appealed because Appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. Medical marihuana facilities may be permitted on a conditional basis in the following zoning districts in accordance with this Article, subject to the provisions of this Division and any other applicable provisions of this Code; A] the Nortown Community Development Corp and Hearing Officer identified that the majority of the 50 letters of support were not from residents, B) the conditional use is not consistent with the intent and purpose of this chapter the conditional use will be injurious to the use and enjoyment of other properties. (Sections 50-4-102 Appeals and 50-3-81 General approval criteria).AP

**11:30 a.m. CASE NO.: 70-19 (aka BSEED 108-18)**

**APPLICANT: SKKO, LLC**

**LOCATION: 12400 Evergreen** between Fitzpatrick and I-96 Service Dr. in a M2 Zone (Restricted Industrial District)-City Council District #1

**LEGAL DESCRIPTION OF PROPERTY: AVAILABLE UPON REQUEST**

**PURPOSAL:** SKKO, LLC appeals the decision of the Buildings Safety Engineering and Environmental Department's BSEED 108-18 dated June 26, 2019 which DENIED permission to establish a Medical Marihuana Grower Facility (MMGF) and Medical Marihuana Processor Facility (MMPG) in an existing 9,541 square foot building in a M2 Zone (Restricted Industrial District). This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. Medical marihuana facilities may be permitted on a conditional basis in the following zoning districts in accordance with this Article, subject to the provisions of this Division and any other applicable provisions of this Code; A) the subject property is dilapidated, B) the site has environmental concerns, C) conditional use will be detrimental and D) citizens spoke in opposition. (Sections 50-4-131 Appeals and 50-3-81 General approval criteria).AP

**VII. PUBLIC COMMENT / NEW BUSINESS**

Next Hearing Date: November 5, 2019

**VIII. ADVISEMENTS / OLD BUSINESS**

**IX. MEETING ADJOURNED**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.